



City of Seattle Preliminary Assessment Report

November 14, 2008

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6195915	Ground Disturbance	Y
Application Template	BLDG	Description of Work	Four story office building over 1-level subgrade parking.
Application Type	CONSTRUCTION AND DEVELOPMENT		
Category	COMMERCIAL		
DPD Review Type	FULL		
Address	2553 21st Ave W	Permit Remarks	
Location			
Zoning			
King County APN	6649350000	Applicant	GARY HALL P.O. BOX 99308 SEATTLE WA 98139 (206) 941-9641
Permit Status	Initial Information Collected		
Linked AP/Project Nos.			
Date PASV Completed	10/23/08	Applicant Email	garyhallrealestate@yahoo.com
SDOT Project No			

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at your building site, (206) 615-0600.

DPD Drainage Requirements

Contact: Kevin Donnelly, (206) 684-5051, Kevin.Donnelly@seattle.gov

Existing Public Drainage Infrastructure

Storm drainage main location: 21st Ave W

Storm drainage main size: 12-inch

Combined sewer main location: 21st Ave W

Combined sewer main size: 8-inch

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Combined sewer. Placeholder- required field

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system. Placeholder- required field

DPD Land Use Code Requirements

Contact: Joanne E West, (206) 233-3865, JoAnne.West@Seattle.Gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

W HALLADAY ST

Pavement will be required to be installed or widened in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot.

A vehicular turnaround/cul-de-sac is required when street or alley dead-ends at the property to be developed. See SDOT for early design guidance.

Other requirements: Pedestrian walkway per 23.53.006

21ST AVE W

Pavement will be required to be installed or widened in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot.

A vehicular turnaround/cul-de-sac is required when street or alley dead-ends at the property to be developed. See SDOT for early design guidance.

Other requirements: Pedestrian access & circulation per 23.53.006

Alley Requirements

west alley

Improve width abutting lot and portion between lot and connecting street to crush rock or better. See SDOT Street Use for early design guidance on design details.

Design structure to accommodate grade of future alley improvements. See <http://www.seattle.gov/transportation/gradesheetintro.htm>. See SDOT Street Use for early design guidance.

A no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/

A 2' foot dedication is required. Refer to CAM 2203 ([http://www.seattle.gov/dpd/Publications/Client_Assistance_Memos_\(CAMs\)/](http://www.seattle.gov/dpd/Publications/Client_Assistance_Memos_(CAMs)/)) and see SDOT Street Use for early design guidance.

A 2' foot setback is required. See SDOT Street Use for early design guidance.

Other requirements: A dedication will be required if access is through the alley, a setback if access is not through the alley.

north alley-unopend

Design structure to accommodate grade of future alley improvements. See <http://www.seattle.gov/transportation/gradesheetintro.htm>. See SDOT Street Use for early design guidance.

A no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/

A 2ft foot setback is required. See SDOT Street Use for early design guidance.

Notes to Applicant

W. Halladay may qualify for "Exceptions from Street Improvement Requirements" per 23.53.020E3 due to steep slope ECA thru the Street Improvement Exception Process, CAM 205. 21st Ave W. would qualify for an exception to "Pedestrian Access" requirements only if the square footage is less than 4,000, 23.53.006F1e, see F2 for any potential "waiver or modification" West alley improvements will vary depending on whether access will be through alley.

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Permit Requirements

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). Street Improvement Plan (SIP) must be accepted by SDOT prior to DPD intake. Please visit SDOT's Street Use website at:

http://www.seattle.gov/transportation/stuse_docs.htm to obtain SDOT Client Assistance Memos (CAMs), applications, templates, packets and checklists to assist in obtaining your street improvement permit (SIP).

Design Requirements

W HALLADAY ST

New/replacement sidewalk: See PORR chapter 8.

Street drainage collection: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

Other requirements: civil SIPs rdwy, drainage, & walk per DPD LU.

21ST AVE W

New/replacement sidewalk: See PORR chapter 8.

New/replacement turnaround/cul-de-sac: See PORR chapter 3 and section 4.22.

Street drainage collection: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

Other requirements: recently (?) constructed new building should have been conditioned to have constructed a pedestrian walkway.

Alley Requirements

north alley-unopend

Other requirements: 2' setback/no protest with no improvements required per DPD LU.

SPU Requirements

Contact: Tanya Treat, (206) 615-1636, TreatT@seattle.gov

Additional Drainage and Wastewater Information

The point of discharge for the site's stormwater has yet to be determined by the City. At issue is the wetland that is downstream of the storm drain fronting the property, as well as topographically downstream of the development site. The City is investigating the wetland and its status. SPU is concerned about the potential effects to the hydroperiod of the wetland due to converting the currently mostly vegetated lot to impervious surface and removing groundwater due to the subsurface garage. As soon as more information becomes available you will be contacted.

Existing Public Infrastructure - Water

Water main location: 21st Ave W

Water main size: 12-inch

Water main pipe material: DI

Closest fire hydrant location: 21st Ave W & W Halladay ST

Closest fire hydrant distance from property line: 90

Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Please Note: SDOT policy prohibits the removal of trees in the public right-of-way. You are required to design your project to meet SDOT's policy. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal available on the DPD website for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.